

# VANMAR ASSOCIATES, INC.

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

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January 10, 2023

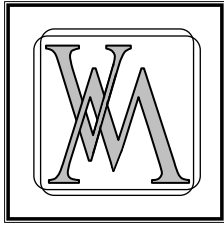
Mr. John Breeding  
Director of Planning and Zoning  
Town of Mount Airy  
110 South Main Street, P.O. Box 50  
Mount Airy, MD 21771

RE: Lot 7A  
Twin Ridge Professional Park  
Final Site Plan

Dear Mr. Breeding:

At the November Planning Commission meeting, the Twin Ridge Professional Park Lot 7A did not proceed to a final vote. The members of the Planning Commission raised issues they wanted to see addressed. We believe those issues have been addressed and provide the following clarifications.

1. **Final transfer of Ownership of Twin Ridge Professional Park, Section 2 Stormwater Management Pond #4** – An Amended Plat creating a parcel for the Stormwater Management Pond #4 and Access Deed of Easement have been submitted to the Town for recordation.
2. **Parkridge Drive Access:** The access drive at Parkridge Drive will remain as an Emergency Services Access per December 1, 2022, Doug Alexander, Fire Department email. It will not be available for employees or general use, eliminating traffic from the development to Parkridge Drive.
3. **Evergreens along shared access driveway:** The length of Building I has been reduced to retain the existing evergreens along the shared access driveway.
4. **Landscaping / Maryland Native Species** – The landscaping has been revised to be all Maryland Native Species. The entire Lot 7A site is surrounded by industrial properties and nowhere is adjacent to a residential or institutional property.
5. **Landscaping along Building I** – A row of evergreens is shown along the backside of Building I to hide the Building from Parkside Drive.
6. **Safety Fencing** – Safety fencing has been added to the plan between Parkridge Drive and the site construction.



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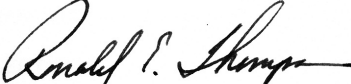
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7. **Ornamental Fencing** – Black ornamental Fencing has been added to the plan along Rising Ridge Road and Parkridge Drive, extending approximately 200 feet into the site before transitioning to chain link fencing. The changing link fencing is along the wooded area on the southside of the property and along the northside of the property at the bottom of the embankment.
8. **Pole Sign** – The Pole Sign has been removed and replaced with an entrance sign along Rising Ridge Road.
9. **Building Lighting** – We wish to clarify in Building 'A' lighting. The CubeSmart Logo has backlit LED lighting. All Building 'A' lighting including the second level lighting through glass would only be seen by adjacent industrial development and there will be no light intrusion into any residential subdivision/residential property.
10. **Construction Phasing** –The entire site will be graded with utilities and fencing installed with initial pavement placed. At a minimum, the initial two buildings will be Building 'A' and Building 'I' followed by the other interior buildings. As the initial buildings are completed, the other buildings will be programmed for construction. All work will be completed complying with the Town Code Noise requirements.
11. **Site Plan Perspectives** – Site perspectives for the buildings are provided. These plan perspectives illustrate the buildings will not visually intrude into any residential areas. Building 'A' roofline will be 31-ft above grade at elevation +738. This elevation will be approximately 2-ft higher than the adjacent industrial Lot 9 parking lot. All other buildings do not extend above adjacent industrial development and look like they are one story buildings.

We look forward to approval of this request.

Thank you.

Sincerely  
VANMAR ASSOCIATES



Ronald E. Thompson, PE